

**780 CMR 120.AA**  
**Energy Efficiency: Stretch Codes**

**120.AA.1 Scope**

The purpose of 780 CMR 120.AA is to provide a more energy efficient alternative to the base energy code applicable to the relevant sections of the building code for both new construction and existing buildings. The use of these Stretch Codes may be mandated for use by a municipality seeking to design and build above the energy efficiency requirements of 780 CMR 13, 34, 61, or 93 as applicable.

This appendix may be adopted by any municipality in the commonwealth at a municipal public meeting such as the annual town meeting, city council meeting or equivalent public meeting, subject to its existing public notice provisions.

**120.AA.2 New Construction: Residential**

- i) New low-rise (three stories or less) residential buildings including townhouses, and additions to such buildings greater than or equal to either 30% of the existing floor area or 600 sq. ft. with their own heating system shall require:
  - Effective as of adoption by the BBRS, a HERS 2006 (Home Energy Rating System) index rating of 60 or less, as verified by a RESNET (Residential Energy Services Network) certified HERS rater, and
  - Compliance with the MA 'Energy Star for Homes' Thermal Bypass checklist.
- ii) After December 31, 2011, the stretch code for these buildings and additions of this magnitude shall require a HERS 2006 rating of 50 or less, or the equivalent score under an updated HERS index.

**120.AA.3 Existing Buildings: Residential**

- i) Renovations to a low rise (three stories or less) residential building or system which triggers compliance with the building code for new construction, and additions to such buildings greater than or equal to either 30% of the existing floor area or 600 sq. ft. without their own heating system shall require:
  - A HERS index rating of 75 or less as verified by a RESNET certified HERS rater, and
  - Compliance with the 'Energy Star for Homes' thermal bypass checklist.
- ii) After December 31 2011, the stretch code for such renovations shall require a HERS 2006 Index rating of 70 or less, or the equivalent score under an updated HERS index.

**120.AA.4 New Construction: Commercial**

- i) Buildings between 7,000 and 100,000 sq. ft. and additions to such buildings greater than or equal to 30% of the existing floor area with their own heating system, shall comply with code language (under final development) based on Section 2 (Core Performance Requirements) or Sections 2 & 3 (Enhanced Performance Strategies) of the New Buildings Institute (NBI) Core Performance Guide (CPG) and the CPG MA Front End Amendments.

Or,

Document that building energy requirements are at least 20% below the ASHRAE 90.1-2007 standard.

- ii) Buildings 100,000 sq. ft. or greater, and, additions to such buildings greater than or equal to 30% of the existing floor area with their own heating system, shall be

designed to achieve energy use per square foot equal to at least 20% below the energy requirements of ASHRAE 90.1-2007, measured by energy modeling, using methods approved by the BBRs.

#### **120.AA.5 Existing Buildings: Commercial**

i) Renovation of buildings between 7,000 and 100,000 sq. ft. which triggers, per 780 CMR 34 or 93, compliance to new construction, and, Additions to such buildings greater than or equal to 30% of the existing floor area without their own heating system; shall comply with code language (under final development) based on Section 2 of the New Buildings Institute (NBI) Core Performance Guide (CPG) and the CPG MA Front End Amendments.

Or,

Document that building energy requirements are at least 10% below the ASHRAE 90.1-2007 standard.

ii) Renovation to Buildings 100,000 sq. ft. or greater, which triggers, per 780 CMR 34 or 93, compliance to new construction, and, Additions to such buildings greater than or equal to 30% of the existing floor area without their own heating system, shall be designed to achieve energy use per square foot equal to at least 10% below the energy requirements of ASHRAE 90.1-2007, measured by energy modeling, using methods approved by the BBRs.

#### **120.AA.6 Exceptions**

i) Non Residential Buildings up to 7,000 Sq. Ft.

ii) Non Residential buildings Between 7,000 and 100,000 Sq. Ft. with uses not covered by the NBI: CPG including food, lodging, warehousing, laboratories.

iii) Non Residential additions less than 30% of the Existing Building Floor Area

iv) Renovations to buildings and systems that do not trigger compliance with new construction code.

Text in **Blue** is placeholder text pending further development of code language.